



12A Victoria Road | Chichester | PO19 7HY

Guide Price £200,000      Freehold



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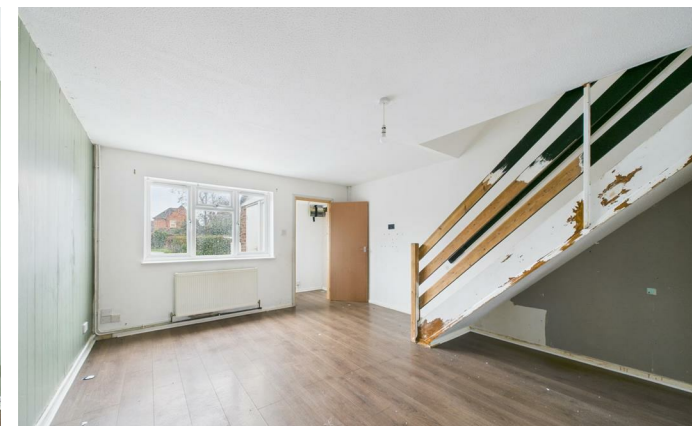
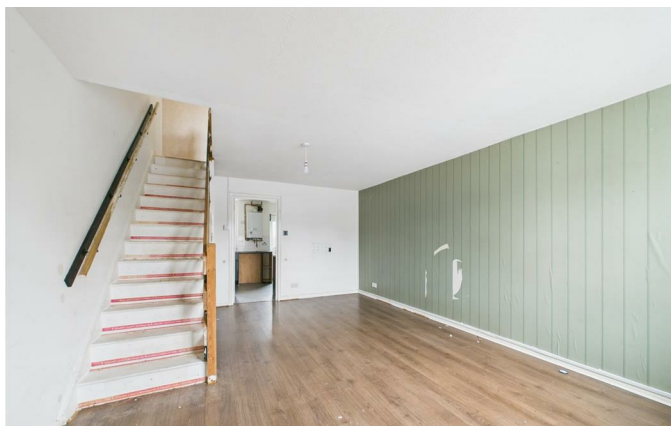
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- Freehold
- Enclosed garden
- Council tax band C
- Virtual Tour
- No onward chain
- Gas central heating
- In need of modernisation
- Sold As Seen

Situated on Victoria Road in the heart of Chichester, this two-bedroom end terraced home presents an excellent opportunity and is ideal for first-time buyers looking to step onto the property ladder. The ground floor comprises a living room to the front and a kitchen to the rear, which benefits from a door opening directly onto a fully enclosed rear garden — perfect for outdoor dining or low-maintenance gardening.

On the first floor are two bedrooms and a family bathroom. The property is in need of updating throughout, offering a fantastic blank canvas for buyers to modernise and personalise to their own taste. Conveniently located within easy reach of Chichester city centre, local amenities, and transport links, in a sought-after West Sussex location.

Victoria Road is conveniently located within easy reach



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of Chichester city centre, offering a wide range of shops, restaurants, and cultural attractions, including the renowned Chichester Festival Theatre and Cathedral. The area benefits from good transport links, with Chichester railway station providing direct services to London and the south coast, while the A27 offers easy access to surrounding towns and coastal locations. Local amenities, schools, and green spaces are all close by, making this a popular and well-connected residential location.

Additional Information:  
Tenure: Freehold  
Council Tax Band: C  
EPC: C  
Broadband: Up To 1800mbps  
Mobile: Good - Vodafone, EE and Three; Average: 02

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               | 88        |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   | 72                                                                                                            |           |
| (55-68) D                                   |                                                                                                               |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |



Floor 0



Floor 1



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